

**MT. PLEASANT CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY  
MINUTES**

March 8, 2016

7:00 p.m.

**REGULAR MEETING**

Mt. Pleasant City Community Development and Renewal Agency Board held a regular meeting March 8, 2016 at 7:00 p.m. The meeting was held in the Mt. Pleasant City Council Chambers located at 115 West Main Street, Mt. Pleasant, Utah 84647

**1. Welcome:**

David Blackham, Chairperson

**2. Roll Call:**

Justin Atkinson, was excused, Kevin Stallings, Dan Anderson, David H. Blackham, Heidi Kelso, Keith Collier, and Secretary, Jane Banks. Others in attendance: Dave Oxman, Dennis W. Slack, Beth Collier, Caden Clawson, Jason Clawson, James Tilson and Jackson Pemberton from the Sanpete Messenger.

**3. Approval of Agenda Items:**

A motion was made by Kevin Stallings to accept the agenda of March 8, 2016 as written.  
2<sup>nd</sup>: Justin Atkinson All: Aye Motion carried.

**4. Approval of Minutes:**

Keith Collier made a motion to accept the minutes of the February 9, 2016 regular meeting as written. 2<sup>nd</sup>: Heidi Kelso All: Aye Motion carried.

**5. Approval of Claims:**

Dan Anderson had one question wanted to know why we were paying taxes to the county. It was explained that when we bought a piece of property that we were told the taxes were paid on. The taxes were not paid. The city and the new owner each paid half of the property taxes.

Dan Anderson made a motion to approve the claims from 2/6/2016 to 3/2/2016 in the amount of \$15, 738.22. 2<sup>nd</sup>: Heidi Kelso.

**Roll call:** Justin Atkinson – excused; Kevin Stallings – yes; Dan Anderson – yes; Heidi Kelso – yes; Keith Collier – yes. Motion carried.

**6. Arena Report**

No Arena report at this time.

**7. Executive Director's Report**

Monte Bona explained that Rite-Aid was not coming to build on the 1.34 acres. The pharmacy side of the negotiations didn't materialize. A formal letter will be coming, we just haven't gotten it yet. He stated that we always had two balls in the air. The other ball is a big company. They build all over the United States and they are stationed out of Texas. They are having Ludlow Engineering checking to see if they can build a 25,000 square foot building on 2 acres. It will be basically what you have seen before where they would build where Rite-Aid was going to build except they would be building on the 2 acres instead of the 1.34. If it is not possible for them to build on the 2 acres, they would want to buy the 5.4 acres where the Rodeo grounds set. They are offering \$57,000 per acre. That would be \$114,000 for the 2 acres. It would not require the removal of the Rodeo grounds if they are able to build on the 2 acres. They will allow the Rodeo to use the parking lot. The will not start before the 4<sup>th</sup> of July Rodeo and they façade would blend in with the railroad depot and the surrounding area to make it look like it was part of the heritage area. This company builds for Shopko. They build the store and Shopko leases it for 15 years. It is the new hometown business model. This company has looked at 6 locations and ranked them and we are ranked #3. What Monte Bona put before the council was a letter of intent from The Woodmont Company coupled with a purchase agreement. Monte Bona explained that the decision before you is that you authorize the mayor to sign the intent to purchase letter for them to proceed.

Mayor Blackham asked about the public hearing that was held on the property and wanted to know the legalities.

Monte Bona is going to speak with the city attorney Richard Chamberlain but it appears at this point in time that we held a public hearing for the 1.34 acres and if we extend it, we would not be required to have another public hearing.

The council members had questions about the size of the building and the length of the lease. The building will be 25,000 square feet and the leases are usually 15 years. The discussion continued with the moving of the Rodeo grounds over time. Keith Collier mentioned that getting a business down there would attract other businesses. Kevin Stallings mentioned that this was more reason to utilize the airport property. The discussion was positive and respectful.

Dan Anderson made a motion to authorize the mayor to sign the intent to purchase and negotiate with the company that wants to purchase property at the Rodeo grounds. 2<sup>nd</sup>. Heidi Kelso.

**Roll call:** Justin Atkinson – excused; Kevin Stallings – yes; Dan Anderson – yes; Heidi Kelso – yes; Keith Collier – yes. Motion carried.

**8. Chairperson’s Report**

No further report at this time.

**9. Adjourn: 7:28 p.m.**

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Jane Banks, Secretary